

CITY OF MOUNT VERNON 2017 ACTION PLAN

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Mount Vernon receives an annual Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD) for community development and affordable housing needs. The City has received CDBG funds since 2004. Every five years, as a condition of receiving this federal financial assistance, the City is required by the U.S. Department of Housing and Urban Development (HUD) to prepare a "Consolidated Plan." The Consolidated plan consists of a Strategic Plan covering a three-year period, and an annual action plan during each of those three years.

The Strategic Plan brings needs and resources together in a coordinated strategy to meet housing, community development, and non-urgent needs. Developed at the commencement of each Consolidated Plan term, the Strategic Plan serves as a guide for developing the annual Action Plans.

The Strategic Plan is designed to achieve the following CDBG and National Objectives:

CDBG Objectives

- Provide decent housing
- Create suitable living environments
- Expand economic opportunities

National Objectives

- Benefit low-income* persons
- Aid in the prevention or elimination of slums or blight
- Meet a need having a particular urgency

**For the purposes of the Strategic Plan Section, the term "low-income" will include those households with income at or below 80% of the area median income.*

The basic elements of the Consolidated Plan includes: Public and Stakeholder Input - Needs Assessment - Housing Market Analysis - Strategic Plan - First-Year Action Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The three-year plan goals include (A) increasing the supply of affordable rental housing, (B) maintaining existing affordable housing stock, (C) supporting public facilities for neighborhood revitalization, (D) increasing the supply of affordable owner-occupied housing through direct financial assistance to 10 low-income homebuyers, (E) supporting efforts to reduce poverty, and (F) funding supportive services for people who are homeless. See the objectives and outcomes of these goals in the table below.

Mount Vernon Consolidated Plan Goals 2015-2017				3-Year (goals, housing targets, funding)					Third Year 2017
Goal	Objective	Outcome Indicator	Unit of measure	Goal	<30%AMI	30-50% AMI	50-80% AMI	Funding	Goal
Increase supply of affordable rental housing	Provide decent affordable housing	Rental units constructed	Housing unit	10		10		\$ 50,000	5
Maintain affordable housing stock	Create suitable living environments	Rental units rehabilitated	Housing unit	20	10	10	-	\$ 91,114	10
Support public facilities for revitalization	Create suitable living environments	Public facility	Persons assisted	2,827	525	330	840	\$ 324,000	2,827
Increase supply of affordable owner-occupied housing	Provide decent affordable housing	Direct financial assistance to homebuyers	Households	6	-	-	6	\$ 147,886	2
Supportive efforts to reduce poverty	Create suitable living environments	Public service	Persons assisted	9,000	6,000	2,500	500	\$ 44,550	3,000
Supportive services for people who are homeless	Create suitable living environments	Public service	Persons assisted	420	420	-	-	\$ 90,450	140
Administration and planning	Administration	NA	NA	-	-	-	-	\$ 152,000	-
			Totals		6,955	2,850	1,346		5,984
				12,283	56.62%	23.20%	10.96%	\$ 900,000	48.72%

2015-2017 Summary of Goals and Objectives

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2014 and 2015 Consolidated Annual Performance Evaluation Report identified the goals and accomplishments for the previous years against the outcomes expected in the Consolidated Plan. In reviewing activities accomplished with its federal funding the last fiscal year, the City of Mount Vernon advanced its goals of increasing the capacity of housing and human service organizations to serve the homeless and to provide effective support services to priority low-income and homeless populations by conducting a balance of projects. The projects were selected based on consultation with local agencies and in response to the area's countywide Continuum of Care Plan. Along these lines, funds were allocated to public services provided to city residents by Community Action of Skagit County, specifically, CASC's critical needs program and its William J. Shuler Family Development Center.

In addition, the City chose to focus attention and resources on the revitalization of one of its highest concentration low-income neighborhoods – the downtown area (Census Tract 9525, especially block group 3). Funds were allocated to implementing a flood hazard mitigation project to protect the neighborhood from catastrophic flooding from the adjacent Skagit River.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

To prepare the Consolidated Plan, the City consults with appropriate public and private agencies and conducts a public hearing to obtain citizen input. This assures that the document is comprehensive. This draft Action Plan is made available for review and comment by the public between January 11, 2017 and July 26, 2017. A summary of citizen comments is in the General section of this document under Citizen Participation.

The City consulted with key stakeholder groups and organizations in the process of developing this Consolidated Plan. The City consulted with the following community groups during preparation of the plan:

- Community Action of Skagit County
- Skagit County Public Health
- Housing Authority of Skagit County
- Latino Advisory Committee
- Skagit County Coalition to End Homelessness
- City of Mount Vernon elected officials and staff

PUBLIC HEARING PROCESS: The public hearing on the Consolidated Plan was held on January 11, 2017, following a public notice that was published in English and Spanish. The purpose of the hearing was to obtain the views of citizens and other interested parties on the housing and nonhousing community development needs of the City before the 2017 Annual Action Plan was prepared. On July 26, the City Council will hold a public meeting discussion on the draft plan prior to taking Council action to approve the plan.

In conducting its citizen participation process, Mount Vernon utilized the HUD Waiver of 24 CFR 91.105(b)(4) and 24 CFR 91.115(b)(4) for Fiscal Year (FY) 2017 Action Plans for Community Planning and Development Program Funds. This waiver of the 30-day comment period was necessary to meet public participation process requirements as CDBG allocations were not released in time for Mount Vernon to release and solicit public comment on its updated 2017 Action Plan for 30 days. Mount Vernon provided 14 days of public comment on the updated Action Plan, in addition to the initial citizen participation activities undertaken prior to final allocation awards.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

January 11, 2017 Public Hearing comments included:

- Lynn Christofersen, Community Services Director at Community Action of Skagit County came to speak in support of the action plan and express appreciation for the City's support for services to people with low income.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were accepted for consideration. After consideration of priorities, the City has prioritized CDBG investment in the goal of increasing the supply of rental housing, while carrying forward with the current allocations for the goals of maintaining affordable housing stock and increasing the supply of affordable owner-occupied housing.

7. Summary

The City of Mount Vernon's Strategic Plan outlines the housing and community development goals and strategies to meet the priority needs with available resources. This Strategic Plan covers the period from July 1, 2015 through June 30, 2018.

PRIORITIES: The level of need in a community is always greater than the limited resources available to help meet those needs. The City uses these priorities and goals to form the basis for determining what types of housing and community development programs the City will fund over the next three years. The City has identified the following general priorities (not in order) for the use of CDBG funding.

Priority 1. Homelessness: The Washington State Legislature required all Counties to develop a ten-year plan to reduce homelessness by 50% by the year 2015. Skagit County's plan was last updated in 2012. The City adopts, by reference, Skagit County's Homeless Plan, including its goals and strategies.

Priority 2. Increase affordable housing supply: The cost of rental and homeowner housing is beyond the reach of many Mount Vernon households who are homeless or who are struggling with a severe housing cost burden, putting their future tenancy at risk. The City of Mount Vernon participated in 2013 in the Skagit County Affordable Housing Advisory Committee process that generated a set of strategies to increase the supply of affordable housing. The City's CDBG program is part of that larger strategy as it relates to housing within the City of Mount Vernon.

Priority 3. Public facilities to support revitalization: The opportunities for Downtown Mount Vernon revitalization are many, and they promise to increase safety and create economic development opportunities that will increase employment and housing for LMI area residents. Some of the revitalization activities will require upgrades to, or new infrastructure (e.g. pedestrian mobility improvements, utilities, flood hazard mitigation facilities, etc.).

Priority 4. Preservation: Preservation strategies are needed to maintain the stock of existing affordable housing resources.

Priority 5. Assist special needs populations: Public services are needed to help individuals and families with special needs obtain help with basic needs, food, housing, employment, health, and other important services.

Priority 6. Administration and planning: Implementation of this consolidated plan requires certain administrative and planning activities including the development of the plan, environmental review of projects, subrecipient monitoring, development of fair housing information, and other activities required by law.

GOALS: Based on the needs, housing market analysis and priorities, the Strategic Plan proposes the following goals over the next three years:

- Increase supply of affordable rental housing
- Maintain affordable housing stock
- Support public facilities for revitalization
- Increase supply of affordable owner-occupied housing
- Supportive efforts to reduce poverty
- Supportive services for people who are homeless
- Administration and planning

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MOUNT VERNON	
CDBG Administrator	MOUNT VERNON	Project Development Manager
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of its Consolidated Plan development, the City undertook an extensive outreach program to consult and coordinate nonprofit agencies, affordable housing providers, and government agencies. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of the Consolidated Plan and the Annual Action Plan.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The public and low-income housing providers, as well as the governmental planning, health, mental health and service agencies, have close working relationships in Mount Vernon and Skagit County. Skagit County Public Health Department is the lead agency for homeless housing and behavioral health activities in our community. The City consults regularly with the local Continuum of Care (Skagit County Coalition to End Homelessness). The City also consults regularly with the Housing Authority of Skagit County and other agencies and advocates involved in housing affordability.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City has incorporated into the Strategic Plan, the local Continuum of Care plan to end homelessness, which will be the blueprint for prioritizing the use of CDBG funds toward the goals of ending homelessness in the City.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City has coordinated with Skagit County Public Housing, the Skagit County Coalition to End Homelessness, and Community Action of Skagit County, the organizations most responsible for using ESG funds and for administering HMIS for service providers who operate in the City. The City has incorporated their goals, strategies, activities and outcomes in the Consolidated Plan.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Community Action of Skagit County
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one meetings with senior staff and multi-agency meetings. Participated in various committees in which they provided input to the groups. Anticipate continued coordination of public services activities and increased coordination of homeless activities.
2	Agency/Group/Organization	SKAGIT COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one meetings with senior staff and multi-agency meetings. Anticipate increased coordination of homeless activities.
3	Agency/Group/Organization	Skagit Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one meetings with senior staff and board members, and multi-agency meetings. Anticipate continued coordination of homeownership activities.
4	Agency/Group/Organization	Housing Authority of Skagit County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Need to increase affordable housing stock; need to increase farm worker housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one meetings with senior staff. HA staff have met 1-on-1, attended High Needs Housing Committee, providing input to the group as a whole about HOME, and met with local agencies of opportunities to discuss possible opportunities to connect housing projects to HOME, emphasized the need to increase affordable housing stock.

6	Agency/Group/Organization	Home Trust of Skagit
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in HOME Consortium Advisory Committee. One-on-one meetings with senior staff and board members, and multi-agency meetings.

Identify any Agency Types not consulted and provide rationale for not consulting

There is no Community-Based Development Organization (CBDO) or Neighborhood Revitalization Strategy Agency (NRSA) currently.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Community Action of Skagit County	The Strategic Plan (in section SP-60) has adopted the major strategies of the 10-year Plan
Downtown and Waterfront Master Plan Project	City of Mount Vernon	The Strategic Plan identifies Downtown Mount Vernon as a target area for revitalization, and incorporates the major goals of public facilities (infrastructure) improvements.
Skagit County Housing Affordability Strategy	Skagit County Public Health Department	Building a better, coordinated strategy for LMI-affordable homes and related issues
Redevelopment Tools for Downtown Mount Vernon	HUD OneCPD, Enterprise Community Partners	This report summarizes a technical assistance team's findings and suggests an array of strategies and tools that will help the City achieve its Downtown redevelopment goals.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Skagit Valley Farmworker Housing Trust 2010-15	Skagit Valley Farmworker Housing Trust Advisory Council	This plan describes the needs for farmworker housing in the region and the current conditions of substandard and overcrowded housing.
Growth Management Act Comprehensive Plans	Skagit County Council of Governments	GMA quote: "availability of housing affordable to all economic segments..."

Table 3 - Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Citizen participation efforts included direct outreach to organizations and stakeholder groups, public notices, including notices published in Spanish to accommodate the high percentage of Mount Vernon residents who do not speak English very well or at all. The impact on goal setting was particularly strong for the planned strategies and priorities for homeless strategies, affordable housing, and Downtown Mount Vernon redevelopment efforts.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No responses directly to the ad, which was a public notice for the public hearing	See comments of Jan 11th public hearing		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	One commenter attended	See Executive Summary #5		
3	Skagit County Coalition to End Homelessness	Continuum of Care members	Very good attendance by Coalition members who make up the Continuum of Care for the area that includes City of Mount Vernon	Higher priority requested for supportive housing and wrap-around services for people who are chronically homeless		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Outreach to Individuals	Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Most people quite interested in sharing their perspective on priorities	Wide variety of perspectives, general agreement about housing as a top priority along with public services using CDBG		

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City anticipates annual CDBG grant funds of approximately \$300,000 per year. Approximately \$100,000 of each year’s CDBG grant will be used to repay the Section 108 loan. In the event that appropriations are greater or less than anticipated, the following activities are proposed as contingencies: Public Facilities and Housing. The City will publish notices and solicit comments for substantial amendments that equal 10% or more of the annual CDBG grant amount.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	337,820	0	0	337,820	0	Funds used for acquisition, admin/planning, economic dev., housing, public facilities, public services

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds the City receives through the Community Development Block Grant (CDBG) are used to leverage other federal, state, local and private resources to meet housing and community development needs. While matching funds are not currently required for the City's CDBG program, the City anticipates that most major projects will be funded primarily through non-CDBG resources. For example, new multi-family housing will be funded primarily through low-income housing tax credit program and the WA State Housing Trust Fund, with relatively small local investment of CDBG dollars. The City owns land that will be used to complete the flood hazard control project in the Downtown neighborhood.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns land that will be used to complete the flood hazard control project in the Downtown neighborhood.

Discussion

The City of Mount Vernon and other local Skagit County jurisdictions and stakeholder organizations participated in the development of a county-wide housing affordability strategy that anticipates using local resources – including CDBG – to leverage significant additional local and nonlocal resources to meet the affordable housing needs of county residents, including those who live in Mount Vernon. That strategy also anticipated the creation of a multi-county HOME Investment Partnerships Consortium of which Mount Vernon is a participating jurisdiction.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support public facilities for revitalization	2015	2017	Non-Housing Community Development	DOWNTOWN MOUNT VERNON	Public facilities to support revitalization	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2827 Persons Assisted
2	Supportive services for people who are homeless	2015	2017	Homeless	City of Mount Vernon	Homelessness	CDBG: \$35,673	Public service activities other than Low/Moderate Income Housing Benefit: 140 Persons Assisted
3	Supportive efforts to reduce poverty	2015	2017	Non-Homeless Special Needs	City of Mount Vernon	Assist special needs populations	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
6	Administration and planning	2015	2017	Administration and Planning	City of Mount Vernon	Administration and planning	CDBG: \$31,271	Other: 0 Other
7	Increase supply of affordable rental housing	2017	2017	Affordable Housing	City of Mount Vernon	Increase affordable housing supply	CDBG: \$155,876	Rental units constructed: 5 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Support public facilities for revitalization
	Goal Description	Pay the annual payments on the City's Section 108 Loan used to finish the flood hazard mitigation project as a necessary component of the Downtown revitalization strategy.
2	Goal Name	Supportive services for people who are homeless
	Goal Description	Operations support for the William J Shuler Family Development Center homeless shelter.
3	Goal Name	Supportive efforts to reduce poverty
	Goal Description	Provide basic needs support for low-income Mount Vernon residents through Community Action of Skagit County's Basic Needs Program.
6	Goal Name	Administration and planning
	Goal Description	Planning and administration to implement the Consolidated Plan and comply with applicable regulations.
7	Goal Name	Increase supply of affordable rental housing
	Goal Description	Land acquisition and/or project predevelopment expenses related to a supportive housing project

AP-35 Projects - 91.420, 91.220(d)

Introduction

- Public services - 15% of CDBG grant
- Public facilities - 30%
- Housing rehabilitation - 0%
- Housing production - 46%
- Administration - 9%

#	Project Name
1	Phase 2 Floodwall
2	Family Development Center
3	CASC Basic Needs
5	Supportive Housing Production
6	Planning and Administration

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities are based on the needs and market analysis identified in the Consolidated Plan, along with requests from housing and nonprofit agencies for funding assistance.

The 2017 Action Plan includes funding to address public facility improvements in Downtown Mount Vernon as part of the City's Downtown revitalization strategy. Approximately 30% of the 2017 CDBG allocation will be used to make one annual payment (including interest) on the City's Section 108 Loan (the total loan amount is \$1,000,000) that was used to fund work on the flood wall that will protect Downtown Mount Vernon residents and businesses, and create a suitable environment for substantial private investment.

The public (human) service funding was based on priorities set forth in previous years. The City's allowable allocation is, by law, only 15% of the grant funds, amounting to only \$50,673, which is divided between funding for Community Action's Basic Needs Program for low-income Mount Vernon residents, and the operations of the William J Shuler Family Development homeless shelter.

The City recognizes that homelessness has increased, as documented in the Point-In-Time Count, and that additional measures that increase the supply of supportive housing with wrap-around services for the chronically homeless. In the 2017 Annual Action Plan the City proposes the use of CDBG for land acquisition for a supportive housing and for predevelopment expenses related to the development of

supportive housing.

Home Trust of Skagit has access to CDBG funds to continue its homeownership assistance program that helps low-income homebuyers purchase modestly priced homes that will remain affordable in perpetuity due to Home Trust's community land trust strategy of shared equity homeownership. Home Trust has unexpended funds from prior Annual Action Plans that will remain available as agreed. Increasing the supply of affordable owner-occupied housing will remain in the Annual Action Plan as a contingency.

Catholic Housing Services will complete the CDBG-funded housing rehabilitation during the 2017-2018 Program Year, using CDBG funding from a prior Program Year.

The City has invested CDBG funding to maintain affordable rental housing projects during prior Annual Action Plans. This goal and need continues to compete as a priority for CDBG use, although the 2017 Annual Action Plan prioritizes increasing the supply of affordable rental housing. Maintaining affordable rental housing stock will remain in the Annual Action Plan as a project.

The City will address any obstacles to underserved needs as follows:

- The City will work with other funding agencies, including Skagit County, United Way, and private foundations, to coordinate funding to more effectively meet the needs of the community.
- The City will seek opportunities to increase funding available for affordable housing.
- The City will work to inform lenders and households regarding Fair Housing laws, and in particular, to encourage greater participation by minorities and ethnic groups disproportionately represented in homeownership. The City will also develop and implement an action strategy that addresses the issues in its Analysis of Impediments to Fair Housing Choice.

AP-38 Project Summary

Project Summary Information

1	Project Name	Phase 2 Floodwall
	Target Area	DOWNTOWN MOUNT VERNON City of Mount Vernon
	Goals Supported	Support public facilities for revitalization
	Needs Addressed	Public facilities to support revitalization
	Funding	CDBG: \$100,000
	Description	Pay the annual payments (loan payment plus interest) on the City's Section 108 Loan used to finish the flood hazard mitigation project as a necessary component of the Downtown revitalization strategy.
	Target Date	12/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Family Development Center
	Target Area	City of Mount Vernon
	Goals Supported	Supportive services for people who are homeless
	Needs Addressed	Homelessness

	Funding	CDBG: \$35,673
	Description	Operations support for the William J Schuler Family Development Center homeless shelter.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 individuals
	Location Description	William J. Shuler Family Development Center, Mount Vernon, WA
	Planned Activities	Support the staffing that provide case management services to homeless families staying at the shelter.
3	Project Name	CASC Basic Needs
	Target Area	City of Mount Vernon
	Goals Supported	Supportive efforts to reduce poverty
	Needs Addressed	Assist special needs populations
	Funding	CDBG: \$15,000
	Description	Provide basic needs support for low-income Mount Vernon residents through Community Action of Skagit County's Basic Needs Program.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	800 individuals
	Location Description	Community Action of Skagit County, 330 Pacific Place, Mount Vernon, WA
	Planned Activities	Community Action Basic Needs program for low-income Mount Vernon residents.
	Project Name	Supportive Housing Production

4	Target Area	City of Mount Vernon
	Goals Supported	Increase supply of affordable rental housing
	Needs Addressed	Increase affordable housing supply
	Funding	CDBG: \$155,147
	Description	Land acquisition and/or project predevelopment expenses related to a supportive housing project.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	Planning and Administration
	Target Area	City of Mount Vernon
	Goals Supported	Administration and planning
	Needs Addressed	Administration and planning
	Funding	CDBG: \$32,000
	Description	Planning and administration to implement the Consolidated Plan and comply with applicable regulations.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Grantee planning and administrative tasks.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Approximately 30% of 2017 CDBG funds will directed to public facility improvements in Downtown Mount Vernon. The remaining funds will not be directed to any target area.

Geographic Distribution

Target Area	Percentage of Funds
DOWNTOWN MOUNT VERNON	30
City of Mount Vernon	70
Census Tract 9523	0
Census Tract 9522	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The projects that have been targeted into neighborhoods reflect the priority to encourage activities to locate where they are most effective and efficient.

Discussion

Downtown Mount Vernon is the only single neighborhood target area. Census Tract 9522 has a high proportion of LMI residents. There are a wide variety of other needs and priorities throughout the City.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Because the City of Mount Vernon's annual CDBG grant is relatively small, it is difficult to use CDBG for many other purposes than those already identified. However, the City does intend to invest other resources and effort toward the following actions:

Actions planned to address obstacles to meeting underserved needs

The City will conduct outreach to various community sectors to inform lenders, property managers, and the public about Fair Housing laws; the City recently updated its Analysis of Impediments to Fair Housing Choice, and has developed an action plan for fair housing activities based on that analysis.

Actions planned to foster and maintain affordable housing

The City will work with Skagit County and other agencies to determine what other policies, funding and capacity issues can be addressed locally to foster the preservation and repair of existing homes as well as the planning and construction of new homes that will be affordable to people with low income.

Actions planned to reduce lead-based paint hazards

All housing rehabilitation efforts on homes that were built before 1978 will include lead-based paint hazard evaluations. All hazards will be addressed, either through abatement or interim controls to minimize the hazards.

Actions planned to reduce the number of poverty-level families

Poverty is a function of income, which is related to education, job training and employment. Annually the City provides CDBG funds to public service agencies to assist households below the poverty level with services. Major economic development programs in support of business development and job creation are being undertaken, including efforts to revitalize the Downtown neighborhood. The City continues to have three major priorities for expanding the range of economic development

opportunities available to low- and moderate-income residents:

- Develop new businesses and create new jobs in the target areas,
- Improve access to employment opportunities within the target areas, and
- Help residents acquire the skills required for success in today's job market.

Actions planned to develop institutional structure

The City is working in partnership with adjacent and regional jurisdictions to implement a new, regional HOME Consortium. A new, regional HOME Consortium has enhanced the resource base for developing more affordable housing, and for addressing institutional barriers to creating more affordable housing.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will support the efforts of the Coalition to End Homelessness and participate more regularly in their multi-agency meetings. More active participation in the Coalition will improve the coordination of the City's Consolidated Plan goals and the Coalition's 10-Year Plan to End Homelessness.

Discussion

The resulting recommendations of two new planning efforts that took place in 2013 present the City with new ideas and opportunities for reducing barriers to affordable housing and revitalizing Downtown Mount Vernon. The 2013 Skagit County Affordable Housing Advisory Committee Strategy, and City by the River: Redevelopment Tools for Downtown Mount Vernon shall act as guides to maximize the impact of the City's CDBG investments and to gain access to new tools and resources that will advance the goals and priorities of this Consolidated Plan.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The 2017 Action Plan continues the City's CDBG goals and projects that the City has implemented in the past, including homebuyer assistance, public (human) services, and flood hazard mitigation in Downtown Mount Vernon.

Additionally, the 2017 Action Plan includes funding for the City to support the development of permanent supportive rental housing.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

Attachments

Citizen Participation Comments

Mount Vernon City Council Regular Meeting Minutes January 11, 2017

The meeting was called to order by Mayor Boudreau at 7:00 p.m.

Present: Councilmembers Fiedler, Hudson, Hulst, Lindquist, Molenaar, Quam and Ragan

Staff Present: Human Resources Director Bartlett, Public Works Director Bell, Fire Chief Bryce, Engineering Manager Chesterfield, Surface Water Manager Chesterfield, Police Chief Dodd, Project Development Manager Donovan, Economic Development Director Hyde, Finance Accountant Wade, Parks and Enrichment Services Director King, Senior Planner Lowell, Facilities Manager Prosser, and City Attorney Rogerson

Citizens Present: 13

Approval of Minutes

A. Approval of December 14, 2016 Regular Council Meeting Minutes.

Councilmember Hudson moved to approve the December 14, 2016 Regular Council Meeting minutes. Motion seconded by Councilmember Lindquist. Motion carried 7-0.

Approval of Claims and Payroll

A. Approval of December 31, 2016 payroll checks numbered 106398 - 106455, direct deposit checks numbered 58874 - 59074, and wire transfers numbered 597 - 598 in the amount of \$1,104,108.23.

Councilmember Hulst moved to approve the December 31, 2016 payroll checks numbered 106398 - 106455, direct deposit checks numbered 58874 - 59074, and wire transfers numbered 597 - 598 in the amount of \$1,104,108.23. Motion seconded by Councilmember Quam. Motion carried 7-0.

REPORTS

A. Committee Reports:

- Public Works - for details see Committee minutes.

B. Community Comments

- Brad Clifton came forward asking for Council to support HSB 1632 approving ATV use of certain roadways.

C. Mayor's Report

- Mayor Boudreau gave an update on Officer McLaughry who was shot in the line of duty on December 15, 2016. She also expressed appreciation for the assistance of the many law enforcement agencies who are investigating this incident.
- Mayor Boudreau gave an update on the links to Police Department activities and information that is available to citizens on the City's website.
- Mayor Boudreau reviewed the state legislators that represent the City in Olympia.
- Mayors coffee hours were reviewed.

D. Committee Agenda Requests:

- Councilmember Hudson requested a Police Department presentation on policing and gangs within the City.
- Councilmember Hulst requested that the annual Fire and Police Department updates that are usually presented during committee be televised.

NEW BUSINESS

- A. Confirmation of Appointment of New Planning Commissioner: Mr. Hyde presented a request for Council to confirm Richard Brocksmith to a four-year appointment on the Planning Commission. Mr. Brocksmith replaces Linda Piazza, who has resigned.

Councilmember Lindquist moved to confirm Richard Brocksmith to a position on the Planning Commission. Motion seconded by Councilmember Molenaar. Motion carried 7-0.

Mr. Brocksmith was sworn in subsequent to Council approval.

- B. Proposed Resolution to Declare Surplus City Property Located at 16319 Dike Road: Mr. Donovan presented Council with a request to approve a resolution declaring the property at 16319 Dike Road as surplus to the City's needs and to authorize the Mayor to enter into a purchase and sale agreement for the property, and to execute all necessary deeds and documents needed for the sale and conveyance of the City's property rights.

Mayor Boudreau opened the public record hearing.

There being no comment, Mayor Boudreau closed the public hearing.

Councilmember Hulst moved to approve Resolution 924 declaring 16319 Dike Road surplus to the needs of the City. Motion seconded by Councilmember Lindquist. Motion carried 7-0.

- C. Community Development Block Grant (CDBG) 2017 Action Plan: Mr. Donovan requested that Council hold an open record public hearing to obtain the views of citizens and other interested parties on the housing and non-housing community development needs of the City before a draft CDBG 2017 Action Plan is prepared.

Mayor Boudreau opened the public record hearing.

- Lynn Christopherson, Community Action of Skagit County, came forward to thank the City for their partnership with Community Action that has provided for social services for low income residents. She added that Police Officer Gerondale has been extremely helpful in providing safety training to the staff.

There being no further comment, Mayor Boudreau closed the public record hearing.

- D. Site Specific Rezone, File No. PL16-056: Ms. Lowell presented a request for Council to approve a proposed rezone of property from public to single-family residential with a maximum density of 4.54 dwelling units per acre. The property is located on the north side of East Division Street with Sioux Drive offsite to the east and North 30th Street offsite to the west. The property owner is Lawrence Higgins, representing the estate of Gene Higgins.

Mayor Boudreau opened the closed record public hearing.

- Bruce Lisser, Lisser and Associates, representing the applicant came forward to support this action.

There being no further comment, Mayor Boudreau closed the public record hearing.

Councilmember Fiedler moved to approve Ordinance 3706 rezone of property per File No. PL16-056. Motion seconded by Councilmember Ragan. Motion carried 7-0.

- E. Expansion of a Non-Conforming Building, File No. PL16-106: Ms. Lowell presented a request for Council to consider the expansion of a non-conforming building that would allow the construction of an approximate 300 square foot deck. The property address is 301 South 6th Street. The property owners are Alisoun and Bryson McCloughen.

Mayor Boudreau opened the closed record public hearing.

- Bryson McCloughen indicated that neighbors had come to the hearing examiners meeting and expressed support for this.
- Bruce Lisser indicated that this location is unique as it looks over the houses below and this deck will not block any views from other homes in the area.

There being no further comment, Mayor Boudreau closed the public record hearing.

Councilmember Ragan moved to approve Resolution 925 allowing the expansion of a non-conforming building per File No. PL16-106. Motion seconded by Councilmember Molenaar. Motion carried 7-0.

- F. Approval of Agreement with Skagit Surveyors and Engineers: Ms. Lowell presented Council with a request for authorization for the Mayor to enter into an agreement with Skagit Surveyors and Engineers to provide on-call planning work in an amount not to exceed \$40,000.

Councilmember Fiedler moved to authorize the Mayor to enter into a professional services agreement with Skagit Surveyors and Engineers in an amount not to exceed \$40,000. Motion seconded by Councilmember Quam. Motion carried 7-0.

- G. Approval of Agreement with BERK Consulting, Inc.: Ms. Lowell presented Council with a request for authorization for the Mayor to enter into an agreement with BERK Consulting, Inc. who will make recommendations and assist in the adoption of development regulations to implement the 2016 Housing Element of the Comprehensive Plan in an amount not to exceed \$30,000. Councilmember Fiedler and Mayor Boudreau recommended that work sessions be utilized for expediting this program.

Councilmember Hulst moved to authorize the Mayor to enter into a professional services agreement with Berk Consulting, Inc. in an amount not to exceed \$30,000. Motion seconded by Councilmember Hudson. Motion carried 7-0.

- H. Approval of Agreement with Transportation Solutions, Inc.: Ms. Lowell presented Council with a request for authorization for the Mayor to enter into an agreement with Transportation Solutions, Inc. to update transportation impact fees to implement the City's Transportation element of the Comprehensive Plan in an amount not to exceed \$13,000.

Councilmember Quam moved to authorize the Mayor to enter into a professional services agreement with Transportation Solutions, Inc. in an amount not to exceed \$13,000. Motion seconded by Councilmember Fiedler. Motion carried 7-0.

- I. Approval of Agreement with L.C. Lee and Associates, Inc.: Ms. Lowell presented Council with a request for authorization for the Mayor to enter into an agreement with L.C. Lee and Associates to provide assistance on managing the City's critical areas. This agreement is for an amount not to exceed \$35,000 and the scope of work will include review of ordinances to meet state requirements.

Councilmember Lindquist moved to authorize the Mayor to enter into a professional services agreement with L.C. Lee & Associates, Inc. in an amount not to exceed \$35,000. Motion seconded by Councilmember Quam. Motion carried 7-0.

- J. Approval of Agreement with 7K Environmental: Ms. Lowell presented Council with a request for authorization for the Mayor to enter into an agreement with 7K Environmental to complete critical area monitoring. This agreement is for work that is similar to the previous agreement. The agreement is in an amount not to exceed \$15,000.

Councilmember Molenaar moved to authorize the Mayor to enter into a professional services agreement with 7K Environmental in an amount not to exceed \$15,000. Motion seconded by Councilmember Ragan. Motion carried 7-0.

- K. Approval of Agreement with Armadillo Design Lab: Ms. Lowell presented Council with a request for authorization for the Mayor to enter into an agreement with Armadillo Design Lab to provide residential design review services for projects required to comply with certain portions of the planned unit development code and small lot applications.

Councilmember Ragan moved to authorize the Mayor to enter into a professional services agreement with Armadillo Design Lab. Motion seconded by Councilmember Lindquist. Motion carried 7-0.

- L. Authorize Purchase of Software for Financial System: Ms. Wade presented Council with a request for authorization to purchase Tyler Technologies Output Processing Software. This was included in the 2017 budget and enables e-mail communication of payroll and billing modules. The cost is \$12,085 for software, training and support.

Councilmember Hudson moved to authorize the purchase of Tyler Technologies Output Processing Software. Motion seconded by Councilmember Fiedler. Motion carried 7-0.

- M. Out of State Travel Request – Public Works Department: Mr. Chesterfield presented a request for Council authorization to send the Public Works Office Manager and the Community and Economic Development permit technician to the Facility Dude Conference at Dude University in Raleigh, North Carolina for training on asset management software.

Councilmember Fiedler moved to approve out of state travel for two staff members for training. Motion seconded by Councilmember Quam. Motion carried 7-0.

- N. Approval of Agreement with Department of Ecology: Mr. Chesterfield presented Council with a request to authorize the Mayor to enter into an interagency agreement with the Department of Ecology to have the Washington Conservation Corp {WCC} perform vegetation maintenance of drainage facilities. The WCC crew would work for up to eight weeks for an amount not to exceed \$40,000.

Councilmember Hulst moved to authorize the Mayor to enter into an interlocal agreement with Washington State Department of Ecology for work to be performed by the Washington Conservation Corp. Motion seconded by Councilmember Molenaar. Motion carried 7-0.

- O. Acknowledgement of Environmental Clean-Up Response: Ms. Chesterfield presented information on the recent role that the City of Mount Vernon played in the successful completion of the remedial action and the first post-action groundwater monitoring event at the Truck City Truck Stop site. City staff members Rick Prosser, Steve Riggs, Gary Duranceau, Chad Tesarik, Blaine Chesterfield and John Torgerson were recognized as being key to the successful and quick completion of this project.

- P. Library Update Presentation: Mr. King provided an update on recent and upcoming activities at the Library. Mr. King is acting as the interim Director subsequent to the retirement of the previous Library Director. Mr. King has received support from the City

of Burlington Library Director Sara Ward, the City of Mount Vernon's Human Resources Director Bartlett and Mayor Boudreau.

The meeting was convened into executive session at 8:28 p.m. and was estimated to last 60 minutes.

- Q. Executive Session: Potential litigation, collective bargaining and real estate.

There being no further business the meeting was adjourned at 9:30 p.m.

SUBMITTED BY:

Rebecca J. Wade, Recording Amanuensis

ATTEST:

Doug Volesky, Finance Director

APPROVE:

Jill Boudreau, Mayor

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Mount Vernon"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="91-8001260"/>	* c. Organizational DUNS: <input type="text" value="0379927240000"/>	
d. Address:		
* Street1: <input type="text" value="910 Cleveland Avenue"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Mount Vernon"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="WA: Washington"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="98273"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Mayor's Office"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Peter"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Donovan"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Project Development Manager"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="360-336-6211"/>	Fax Number: <input type="text" value="360-335-0623"/>	
* Email: <input type="text" value="peterd@mountvernonwa.gov"/>		

Application for Federal Assistance SF-424			
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="C: City or Township Government"/>			
Type of Applicant 2: Select Applicant Type: <input type="text"/>			
Type of Applicant 3: Select Applicant Type: <input type="text"/>			
* Other (specify): <input type="text"/>			
* 10. Name of Federal Agency: <input type="text" value="HCD"/>			
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-218"/>			
CFDA Title: <input type="text" value="Community Development Block Grant Program"/>			
* 12. Funding Opportunity Number: <input type="text"/>			
* Title: <input type="text"/>			
13. Competition Identification Number: <input type="text"/>			
Title: <input type="text"/>			
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/>			
<div style="display: flex; justify-content: space-around;"> Add Attachment Delete Attachment View Attachment </div>			
* 15. Descriptive Title of Applicant's Project: <input type="text" value="Community Development Block Grant 2017 Action Plan"/>			
Attach supporting documents as specified in agency instructions. <div style="display: flex; justify-content: space-around; margin-top: 5px;"> Add Attachments Delete Attachments View Attachments </div>			

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="Znd"/>	* b. Program/Project: <input type="text" value="Znd"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2017"/>	* b. End Date: <input type="text" value="06/30/2018"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="337,820.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="337,820.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Jill"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Boudreau"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="360-336-6211"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="jrboudreau@mountvernonwa.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="4/24/17"/>

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

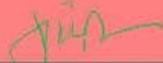
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

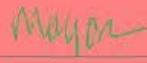
Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.



Signature of Authorized Official



Date



Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

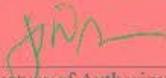
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official



Date



Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.